

as the location of a large industry, would significantly change these projections.

Since such a change would alter the specific acreage needs for the various land use categories, the Land Development Plan proposes general areas in which the various categories should develop and expand. A larger amount of land than will actually be needed under the present projections of growth is delineated on the Land Development Plan. This approach will not only provide a safety factor in the event that a large industry or other element should increase projected needs, but it will also allow greater site selection for potential developers. The danger of land speculation and overpricing of sites will thus be reduced. It will also account for the possibility that some land may not be for sale or may be tied up in an estate. To prevent the scattering of development where necessary growth does not require the projected acres, the Goals presented in the section above should serve as the guide for location of new development.

RESIDENTIAL DEVELOPMENT

Several assumptions and conclusions emerged from the survey and analysis of existing residential development in Part I of this report. First, new housing for families of all income levels is in short supply, especially for low-income families. Second, both public housing and private construction are needed to fill this pressing need for adequate housing. Third, the use of mobile homes will increase because they are the most economical form of adequate housing available. Fourth, residential development in the fringe area should be discouraged until most of the suitable vacant land within the corporate limits of Biscoe is developed. Fifth, most of the soil in the Biscoe Planning Area is not very suitable for septic tanks; therefore, medium and high density residential development should be limited to those areas that can be economically served by municipal water and sewer lines.